

1       A. Minimum parking requirements. The minimum number of off-street motor vehicle  
2 parking spaces required for specific uses is set forth in Chart A for nonresidential uses other than  
3 institutional uses, Chart B for residential uses, and Chart C for institutional uses, except as  
4 otherwise provided in this Section. The minimum parking requirements are based upon gross  
5 floor area of a use within a structure and the square footage of a use when located outside of an  
6 enclosed structure, or as otherwise specified. This section does not apply to uses located in  
7 downtown zones, which are regulated by Section 23.49.019, or to Major Institution uses, which  
8 are regulated by Section 23.54.016. Exceptions to the parking requirements set forth in this  
9 section are provided in Section 23.54.020, Parking quantity exceptions, unless otherwise  
10 specified.

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13       B. Parking exemptions. For the purposes of this section, parking for motor vehicles is not  
14 required under the following circumstances:

15               1. In all multifamily zones, no parking is required for street-level business  
16 establishments.

17               2. In commercial zones in urban centers, no parking is required, except for fleet  
18 vehicles.

19               3. In commercial zones in the station area overlay district, no parking is required,  
20 except for fleet vehicles.

21       C. Maximum parking limits.

22               1. In the Stadium Transition Area Overlay District certain uses are subject to a  
23 maximum parking ratio pursuant to Section 23.74.010A1b. When there are multiple uses  
24 on a lot, the total parking requirement for all uses subject to a maximum ratio cannot  
25 exceed the aggregate maximum for those uses under Section 23.74.010.  
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2. In all commercial zones, no more than one hundred forty-five (145) spaces per lot may be provided as surface parking.

3. In all multifamily zones, no more than ten (10) parking spaces may be provided per business establishment.

D. Parking waivers for nonresidential uses.

1. In pedestrian-designated zones, parking is waived for uses listed on Chart D. The parking waivers permitted in Chart D apply to each business establishment on a lot.

a. Additional parking waivers beyond those in Chart D may be permitted as a special exception for the following uses:

(1) Eating and drinking establishments, up to a maximum waiver of five thousand (5,000) square feet; and

(2) Motion picture theaters, up to a maximum waiver of three hundred (300) seats.

b. The following factors will be considered by the Director in determining whether to permit additional parking waivers:

(1) Anticipated parking demand for the proposed use;

(2) The extent to which an additional parking waiver is likely to create or add significantly to spillover parking in adjacent residential areas;

(3) The availability of shared parking within eight hundred (800) feet of the business; and

(4) Whether land is available for parking without demolishing an existing commercial structure, displacing a commercial use, or rezoning property to commercial.

2. In all other commercial zones and in pedestrian designated zones for uses not listed in Chart D, no parking is required for the first one thousand five hundred (1,500) square feet of each business establishment.

3. In all other zones, no parking is required for the first two thousand five hundred (2,500) square feet of gross floor area of nonresidential uses in a structure, except for the following:

a. structures or portions of structures occupied by restaurants with drive-in

lanes,

b. motion picture theaters,

c. offices, or

d. institutional uses, including Major Institution uses.

When two or more uses with different parking ratios occupy a structure, the twenty-five thousand (2,500) square foot waiver is prorated based on the area occupied by the nonresidential uses for which the parking waiver is permitted.

E. Fleet vehicles. Notwithstanding any other provisions of this section, off-street parking shall be provided for all fleet vehicles and those parking spaces will not be counted toward the parking requirements of Chart A, Chart B, or Chart C.

F. Use and reuse of schools. For non-school uses permitted to locate in a former or existing public school, parking requirements will be determined by school use pursuant to

1 criteria adopted according to Chapter 23.78, Establishment of Criteria for Joint Use or Reuse of  
2 Schools.

3 G. New nonresidential uses in existing structures. Up to twenty (20) required parking  
4 spaces are waived for a new nonresidential use established in an existing structure or the  
5 expansion of an existing nonresidential use entirely within an existing structure. For purposes of  
6 this section, "existing structure" means a structure that was established under permit, or for  
7 which a building permit has been granted and has not expired, at least two (2) years prior to the  
8 application to establish the new use or expand the use.

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11 H. Uses not shown on parking charts. In the case of a use not shown on Chart A, Chart  
12 B, or Chart C, the requirements for off-street parking will be determined by the Director based  
13 on the requirements for the most comparable use. Where, in the judgment of the Director, none  
14 of the uses on Chart A, Chart B, and Chart C are comparable to a proposed use, the Director may  
15 base his or her determination as to the amount of parking required for the proposed use on  
16 detailed information provided by the applicant. The information required may include, but not be  
17 limited to, a description of the physical structure(s), identification of potential users, and analysis  
18 of likely parking demand.

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20 I. Uses in multiple parking chart categories. If an entire use or structure, or the same  
21 portion of a use or structure, falls under more than one category in Chart A, Chart B or Chart C  
22 then, unless otherwise specified, the category requiring the smallest number of parking spaces  
23 applies except as expressly set forth on such charts.

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25 J. Existing parking deficits. Existing legal parking deficits of legally established uses are  
26 allowed to continue even if a change of use occurs. This subsection will not be construed to  
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permit a parking deficit caused by the failure to satisfy conditions of a reduced parking requirement for any use or structure.

K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Chart E. In the case of a use not shown on Chart E, there is no minimum bicycle parking requirement. The minimum requirements are based upon gross floor area of the use in a structure, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.

1. After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half (1/2) the ratio shown in Chart E, except for rail transit facilities; passenger terminals; and park and ride lots. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.

2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk. When any covered automobile parking is provided, all required long-term bicycle parking shall be covered. When located off-street, bicycle and automobile parking areas must be separated by a barrier or painted lines.

3. Long-term parking for bicycles shall be for bicycles parked four (4) hours or more. Short-term parking for bicycles shall be for bicycles parked less than four (4) hours.

4. Bicycle parking required for residential uses must be located on-site.

5. Bicycle parking facilities shared by more than one use are encouraged.

6. Bicycle parking facilities required for nonresidential uses shall be located on the lot or in a shared bicycle parking facility within one hundred (100) feet of the lot, except as provided in subsection 7 below.

7. Bicycle parking may be located in a facility within one hundred (100) feet of the lot that is not a shared bicycle parking facility, or the applicant may make a payment to the City to fund public bicycle parking in lieu of providing required on-site bicycle parking, if the Director determines that:

a. Safe, accessible and convenient bicycle parking accessory to a nonresidential use cannot be provided on-site or in a shared bicycle parking facility within one-hundred (100) feet of the lot, without extraordinary physical or financial difficulty;

b. The payment is comparable to the cost of providing the equivalent bicycle parking on-site, and takes into consideration the cost of materials, equipment and labor for installation;

c. The bicycle parking funded by the payment is located within sufficient proximity to serve the bicycle parking demand generated by the project; and

d. Construction of the bicycle parking funded by the payment is assured before issuance of a certificate of occupancy for the development.

Chart A for Section 23.54.015 PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS			
Use			Minimum parking required
I.	COMMERCIAL		
	I.A.	General sales and services	1 space for each 500 square feet
	I.B.	Heavy sales and services	1 space for each 2,000 square feet

Chart A for Section 23.54.015 PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS			
	<u>I.C.</u>	<u>Eating and drinking establishments</u>	<u>1 space for each 250 square feet</u>
	<u>I.D.</u>	<u>Lodging uses</u>	<u>1 space for each 4 rooms;</u> <u>For bed and breakfast facilities in single</u> <u>family and multifamily zones, 1 space for</u> <u>each dwelling unit, plus 1 space for each</u> <u>2 guest rooms</u>
	<u>I.E.</u>	<u>Entertainment<sup>1</sup></u>	<u>1 space for each 8 fixed seats, or</u> <u>1 space for each 100 square feet of public</u> <u>assembly area not containing fixed seats</u>
	<u>I.F.</u>	<u>Automotive sales and services</u>	<u>1 space for each 2,000 square feet</u>
	<u>I.G.</u>	<u>Marine sales and services</u>	<u>1 space for each 2,000 square feet</u>
	<u>I.H.</u>	<u>Animal shelters and kennels</u>	<u>1 space for each 2,000 square feet</u>
	<u>I.I.</u>	<u>Office</u>	<u>1 space for each 1,000 square feet</u>
	<u>I.J.</u>	<u>Medical services</u>	<u>1 space for each 500 square feet</u>
	<u>I.K.</u>	<u>Research and development</u> <u>laboratories</u>	<u>1 space for each 1,500 square feet</u>
	<u>I.L.</u>	<u>Food processing and craft work</u>	<u>1 space for each 2,000 square feet</u>
<u>II.</u>	<u>TRANSPORTATION FACILITIES</u>		
	<u>II.A.</u>	<u>Rail transit facilities</u>	<u>None</u>
	<u>II.B.</u>	<u>Passenger terminals</u>	<u>1 space for each 100 square feet of</u> <u>waiting area</u>
	<u>II.C.</u>	<u>Vehicle storage and maintenance</u> <u>uses</u>	<u>1 space for each 2,000 square feet</u>
	<u>II.D.</u>	<u>Air transportation facilities</u>	<u>1 space for each 100 square feet of</u> <u>waiting area</u>
	<u>II.E.</u>	<u>Parking and moorage</u>	
		<u>II.E.1.</u> <u>Principal use parking</u>	<u>None</u>
		<u>II.E.2.</u> <u>Towing services</u>	<u>None</u>
		<u>II.E.3.</u> <u>Boat moorage</u>	<u>1 space for each 2 berths</u>
		<u>II.E.4.</u> <u>Dry storage of boats</u>	<u>1 space for each 2,000 square feet</u>
	<u>II.F.</u>	<u>Cargo terminals</u>	<u>1 space for each 2,000 square feet</u>
<u>III.</u>	<u>UTILITIES</u>		<u>1 space for each 2,000 square feet</u>
<u>IV.</u>	<u>MANUFACTURING</u>		<u>1 space for each 2,000 square feet</u>
<u>V.</u>	<u>HIGH IMPACT USES</u>		<u>1 space for each 2,000 square feet</u>
<u>VI.</u>	<u>STORAGE</u>		<u>1 space for each 2,000 square feet</u>
<u>VII.</u>	<u>LIVE-WORK UNITS</u>		<u>1 space for each unit, plus if the unit</u> <u>exceeds 2,500 square feet, the parking</u> <u>requirement for the use most similar to</u> <u>the nonresidential space</u>
<u>VIII.</u>	<u>AGRICULTURAL USES</u>		<u>1 space for each 2,000 square feet</u>
<sup>1</sup> Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use"			

Chart A  
for Section 23.54.015

**PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS**

during the period beginning three (3) hours before an event is scheduled to begin and ending one (1) hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five (5) years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be fifty (50) percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one (1) space for each ten (10) fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least fifteen (15) days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series fifteen (15) days prior to the first event in the series. If the Director finds that a certification of projected attendance of fifty (50) percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within fifteen (15) days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

Chart B  
for Section 23.54.015

**PARKING FOR RESIDENTIAL USES**

<u>Use</u>		<u>Minimum parking required</u>
<b><u>A. General Residential Uses</u></b>		
<u>I.</u>	<u>Adult family homes</u>	<u>1 space for each dwelling unit</u>
<u>II.</u>	<u>Artist's studio/dwellings</u>	<u>1 space for each dwelling unit</u>
<u>III.</u>	<u>Assisted living facilities</u>	<u>1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space</u>
<u>IV.</u>	<u>Caretaker's Quarters</u>	<u>1 space for each dwelling unit</u>
<u>V.</u>	<u>Congregate residences</u>	<u>1 space for each 4 residents</u>
<u>VI.</u>	<u>Floating homes</u>	<u>1 space for each dwelling unit</u>
<u>VII.</u>	<u>Mobile home parks</u>	<u>1 space for each mobile home</u>



Chart B for Section 23.54.015 PARKING FOR RESIDENTIAL USES		
Use		Minimum parking required
<u>VIII.</u>	Multifamily structures, except as provided in Sections B or C of this chart <sup>1, 4</sup>	<p>Lots containing:</p> <p>2—10 dwelling units: 1.1 spaces for each dwelling unit</p> <p>11—30 dwelling units: 1.15 spaces for each dwelling unit</p> <p>31—60 dwelling units: 1.2 spaces for each dwelling unit</p> <p>More than 60 dwelling units: 1.25 spaces for each dwelling unit</p> <p>In addition, for all multifamily structures whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and</p> <p>When at least 50 percent of the dwelling units in a multifamily structure have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms; and</p> <p>When a multifamily structure contains a dwelling unit with 4 or more bedrooms, an additional .25 spaces per bedroom for each unit with 4 or more bedrooms</p>
<u>IX.</u>	<u>Nursing homes</u> <sup>3</sup>	<p>1 space for each 2 staff doctors; plus</p> <p>1 additional space for each 3 employees; plus</p> <p>1 space for each 6 beds</p>
<u>X.</u>	<u>Single-family dwelling units</u>	1 space for each dwelling unit
<b><u>B. Residential or Multifamily Requirements with Location Criteria</u></b>		
<u>XI.</u>	Residential uses in commercial zones within Urban Centers and Station Area Overlay District	No minimum requirement
<u>XII.</u>	Residential uses in commercial zones. <sup>1</sup>	1 space for each dwelling unit
<u>XIII.</u>	Multifamily structures within the University of Washington parking impact area shown on Map A <sup>1</sup>	<p>For units with less than two bedrooms, as required in row VIII.</p> <p>1.5 spaces per unit with 2 or more bedrooms; plus</p> <p>.25 spaces per bedroom for units with 3 or more</p>

Chart B  
for Section 23.54.015  
PARKING FOR RESIDENTIAL USES

<u>Use</u>		<u>Minimum parking required</u>
		<u>bedrooms</u>
<u>XIV.</u>	<u>Multifamily structures within multifamily zones in the University District Northwest Urban Center Village<sup>1</sup></u>	<u>1 space for each dwelling unit with 2 or fewer bedrooms;</u> <u>1.5 spaces for each dwelling unit with 3 or more bedrooms, plus</u> <u>.25 spaces for each bedroom in dwelling units with more than 3 bedrooms</u>
<u>XV.</u>	<u>Multifamily structures, within the Alki area shown on Map B following this section<sup>1</sup></u>	<u>1.5 spaces for each dwelling unit</u>
<u>XVI.</u>	<u>Multifamily structures, on lots that contain a total of 10 or fewer dwelling units, all in ground-related structures, except within the University District Northwest Urban Center Village<sup>1</sup></u>	<u>1 space for each dwelling unit</u>
<u>XVII.</u>	<u>Multifamily structures, within multifamily zones in the Capitol Hill Urban Center Village<sup>1</sup></u>	<u>1 space for each dwelling unit</u>
<u>XVIII.</u>	<u>Multifamily structures, within multifamily zones in the First Hill or Pike/Pine Urban Center Villages<sup>1</sup></u>	<u>0.5 spaces for each dwelling unit</u>
<b><u>C. Multifamily Requirements with Income Criteria or Location Criteria and Income Criteria</u></b>		
<u>XVII.</u>	<u>Multifamily structures located in multifamily zones in Center City neighborhoods, for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income<sup>2</sup>, for the life of the building<sup>1</sup></u>	<u>0.33 space for each dwelling unit with 2 or fewer bedrooms, and</u> <u>0.5 space for each dwelling unit with 3 or more bedrooms</u>
<u>XVIII.</u>	<u>Multifamily structures located in multifamily zones in Center City neighborhoods, for each dwelling unit rented to and occupied by a household with an</u>	<u>0.5 space for each dwelling unit with 2 or fewer bedrooms, and</u> <u>1 space for each dwelling unit with 3 or more bedrooms</u>

Chart B for Section 23.54.015 PARKING FOR RESIDENTIAL USES		
Use		Minimum parking required
	income at time of its initial occupancy of between 30 and 50 percent of the median income <sup>2</sup> , for the life of the building <sup>1</sup>	
XIX.	Multifamily structures located outside of Center City neighborhoods, for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income <sup>2</sup> , for the life of the building <sup>1</sup>	0.33 space for each dwelling unit with 2 or fewer bedrooms, and 1 space for each dwelling unit with 3 or more bedrooms
XX.	Multifamily structures located outside of Center City neighborhoods, for each dwelling unit with 2 or fewer bedrooms rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income <sup>2</sup> , for the life of the building <sup>1</sup>	0.75 spaces for each dwelling unit
XXI.	Low-income elderly multifamily structures <sup>1</sup>	1 space for each 6 dwelling units
XXII.	Low-income disabled multifamily structures <sup>1</sup>	1 space for each 4 dwelling units
XXIII.	Low-income elderly/low-income disabled multifamily structures <sup>1</sup>	1 space for each 5 dwelling units
<sup>1</sup> The general requirements of line VIII of Chart B for multifamily structures are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement under any other multifamily provision. To the extent that a multifamily structure fits within more than one line in Chart B, the least of the applicable parking requirements applies, except that if an applicable parking requirement in section B of Chart B requires more parking than line VIII, the parking requirement in line VIII does not apply. The different parking requirements listed for certain categories of multifamily structures shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title.		

Chart B  
for Section 23.54.015  
PARKING FOR RESIDENTIAL USES

<u>Use</u>	<u>Minimum parking required</u>
<sup>2</sup> Notice of Income Restrictions. Prior to issuance of any permit to establish, construct or modify any use or structure, or to reduce any parking accessory to a multifamily use or structure, if the applicant relies upon these reduced parking requirements, the applicant shall record in the King County Office of Records and Elections a declaration signed and acknowledged by the owner(s), in a form prescribed by the Director, which shall identify the subject property by legal description, and shall acknowledge and provide notice to any prospective purchasers that specific income limits are a condition for maintaining the reduced parking requirement.	
<sup>3</sup> For development within single-family zones the Director may waive some or all of the parking requirements according to Section 23.44.015.	
<sup>4</sup> Parking spaces required for multifamily structures may be provided as “tandem parking” spaces according to subsection B of Section 23.54.020.	

## 202

# Alki Area Parking Overlay

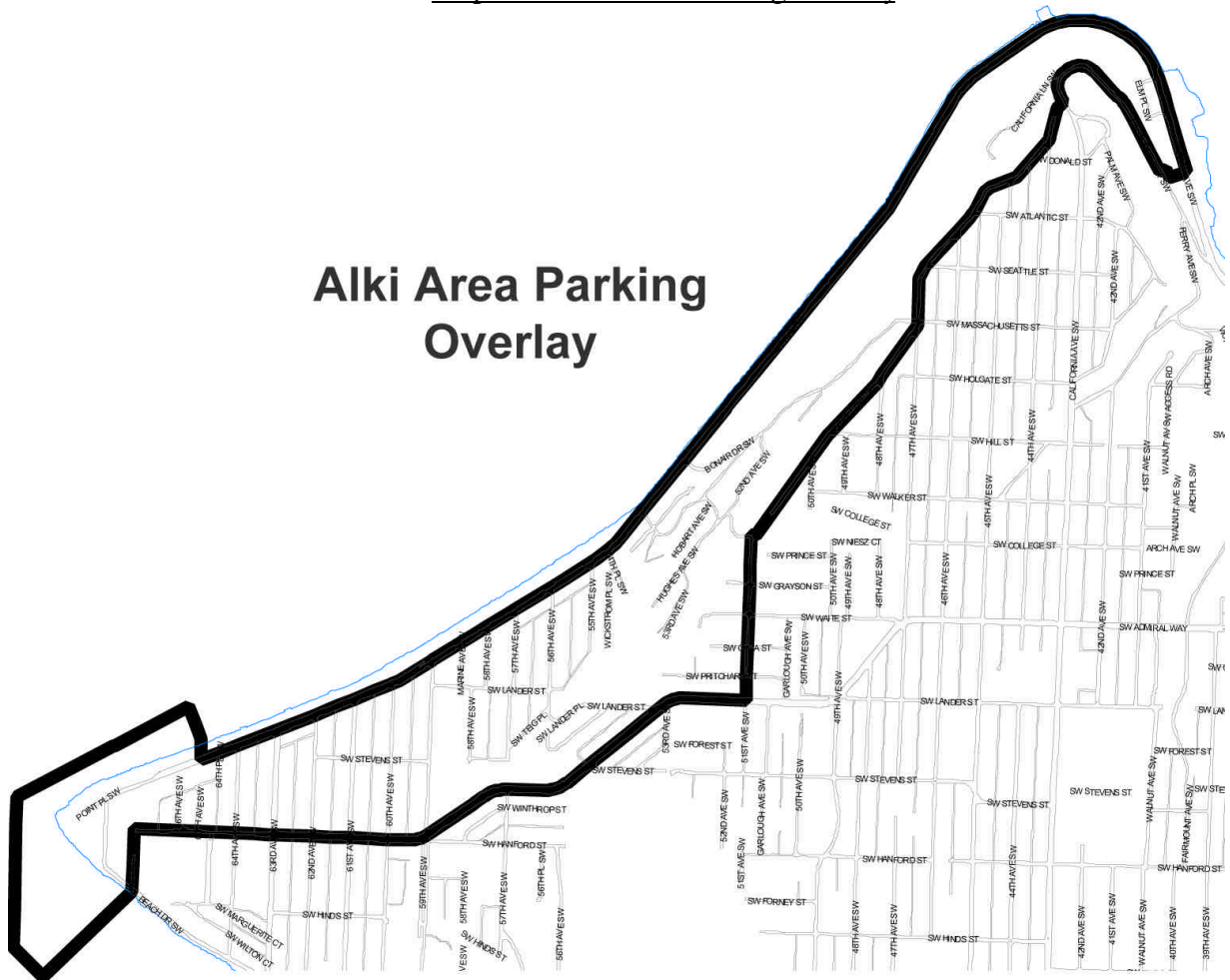


Chart C for Section 23.54.015 <u>PARKING FOR PUBLIC USES AND INSTITUTIONS</u>		
	<u>Use</u>	<u>Minimum parking required</u>
<u>I.</u>	<u>Adult care centers</u> <sup>1</sup>	1 space for each 10 adults (clients) or 1 <u>space for each staff member, whichever is greater; plus</u> 1 <u>loading and unloading space for each 20 adults (clients)</u>
<u>II.</u>	<u>Child care centers</u> <sup>1,2</sup>	1 space for each 10 children or 1 <u>space for each staff member, whichever is greater; plus</u> 1 <u>loading and unloading space for each 20 children</u>
<u>III.</u>	<u>Colleges</u>	A number of spaces equal to 15 percent of the <u>maximum number of students present at peak hour; plus</u> 30 percent <u>of the number of employees present at peak hour; plus</u>

Chart C for Section 23.54.015 PARKING FOR PUBLIC USES AND INSTITUTIONS		
	<u>Use</u>	<u>Minimum parking required</u>
		<u>1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities</u>
IV.	<u>Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR)<sup>1,3,4</sup></u>	<u>1 space for each 555 square feet; or</u> <u>For family support centers, 1 space for each 100 square feet</u>
V.	<u>Community clubs or centers not owned and operated by DOPAR<sup>1,3</sup></u>	<u>1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus</u> <u>1 space for every 8 fixed seats for floor area containing fixed seats; or</u> <u>if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts</u>
VI.	<u>Hospitals<sup>1</sup></u>	<u>1 space for each 2 staff doctors; plus</u> <u>1 additional space for each 5 employees; plus</u> <u>1 space for each 6 beds</u>
VII.	<u>Libraries<sup>5</sup></u>	<u>1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus</u> <u>1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms</u>
VIII.	<u>Museums<sup>1</sup></u>	<u>1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus</u> <u>1 space for every 10 fixed seats for floor area containing fixed seats; plus</u> <u>1 space for each 250 square feet of other gross floor area open to the public</u>
IX.	<u>Private clubs<sup>1</sup></u>	<u>1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or</u> <u>1 space for every 8 fixed seats for floor area containing fixed seats; or</u> <u>if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts</u>
X.	<u>Religious facilities<sup>1</sup></u>	<u>1 space for each 80 square feet of all auditoria and public assembly rooms</u>
XI.	<u>Schools, private elementary and secondary<sup>1</sup></u>	<u>1 space for each 80 square feet of all auditoria and public assembly rooms, or</u> <u>if no auditorium or assembly room, 1 space for each staff member</u>
XII.	<u>Schools, public elementary</u>	<u>1 space for each 80 square feet of all auditoria or public</u>

Chart C for Section 23.54.015  
**PARKING FOR PUBLIC USES AND INSTITUTIONS**

<u>Use</u>		<u>Minimum parking required</u>
	<u>and secondary<sup>1</sup></u>	<u>assembly rooms, or</u> 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new <u>public schools on a new or existing public school site</u>
<u>XIII.</u>	<u>Institutes for advanced study</u>	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area <u>not containing fixed seats</u>
<u>XIV.</u>	<u>Institutes for advanced study in single family zones (existing)</u>	3.5 spaces for each 1,000 square feet of office space; <u>plus</u> 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or 37 spaces for each 1,000 square feet of conference room space, <u>whichever is greater</u>
<u>XV.</u>	<u>Vocational or fine arts schools</u>	1 space for each 2 faculty plus full-time employees; <u>plus</u> 1 space for each 5 students (based on the maximum number of students in attendance at any one time)

<sup>1</sup> When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of the Seattle Department of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.

<sup>2</sup> A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.

<sup>3</sup> Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty (20) inches of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each three hundred fifty (350) square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by



Chart C for Section 23.54.015  
**PARKING FOR PUBLIC USES AND INSTITUTIONS**

<u>Use</u>	<u>Minimum parking required</u>
<u>the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.</u>	
<sup>4</sup> <u>When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen (15) percent, pursuant to Section 23.54.020 I.</u>	
<sup>5</sup> <u>When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements according to Section 23.44.022 L.</u>	
<sup>6</sup> <u>For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten (10) percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.</u>	
<sup>7</sup> <u>Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.</u>	

Chart D  
for Section 23.54.015  
**PARKING WAIVERS FOR PEDESTRIAN-DESIGNATED ZONES**

<u>Use</u>	<u>Parking waivers<sup>1</sup></u>
<u>I. General sales and service uses; Medical service uses; Lodging uses; and Entertainment uses, except motion picture theaters</u>	NC1 zones – <u>Parking waived for first 4,000 square feet of each business establishment</u>  NC2 and NC3 zones – <u>Parking waived for first 5,000 square feet of each business establishment</u>
<u>II. Motion picture theaters</u>	<u>Parking waived for first 150 seats</u>

Chart D  
for Section 23.54.015  
PARKING WAIVERS FOR PEDESTRIAN-DESIGNATED ZONES

<u>Use</u>		<u>Parking waivers<sup>1</sup></u>
<u>III.</u>	<u>Eating and drinking establishments</u>	NC1, NC2 and NC3 – Parking waived for first 2,500 square feet of each business establishment

<sup>1</sup> Additional parking waiver up to the limits in subsection 23.54.015 D1a may be permitted as a special exception according to criteria of subsection 23.54.015 D1b.

Chart E  
for Section 23.54.015  
PARKING FOR BICYCLES

		<u>Bike Parking Requirements</u>	
<u>Use</u>		<u>Long-term</u>	<u>Short-term</u>
<u>Commercial Uses</u>			
<u>I.</u>	<u>General sales and services</u>	<u>1 per 12,000 sq ft</u>	<u>1 per 4,000 sq ft;</u> <u>1 per 2,000 sq ft in</u> <u>UC/SAO<sup>1</sup></u>
<u>II.</u>	<u>Heavy sales and services</u>	<u>1 per 4,000 sq ft</u>	<u>1 per 40,000 sq ft.</u>
<u>III.</u>	<u>Eating and drinking establishments</u>	<u>1 per 12,000 sq ft</u>	<u>1 per 4,000 sq ft;</u> <u>1 per 2,000 sq ft in</u> <u>UC/SAO</u>
<u>IV.</u>	<u>Lodging</u>	<u>1 per 20 rentable rooms</u>	<u>2</u>
<u>V.</u>	<u>Entertainment</u>	<u>1 per 12,000 sq ft</u>	<u>1 per 40 seats and 1 per</u> <u>1000 sq ft of non-seat</u> <u>area;</u> <u>1 per 20 seats and 1 per</u> <u>1,000 sq ft of non-seat</u> <u>area in UC/SAO</u>
<u>VI.</u>	<u>Medical services</u>	<u>1 per 12,000 sq ft</u>	<u>1 per 4,000 sq ft;</u> <u>1 per 2,000 sq ft in</u> <u>UC/SAO</u>
<u>VII.</u>	<u>Offices and Research and Development Laboratories</u>	<u>1 per 4,000 sq ft;</u> <u>1 per 2,000 sq ft in UC/SAO</u>	<u>1 per 40,000 sq ft.</u>
<u>Transportation Facilities</u>			
<u>VII.</u>	<u>Rail transit facilities and Passenger terminals</u>	<u>At least 20<sup>2</sup></u>	<u>None</u>
<u>IX.</u>	<u>Principal use parking except Park and ride lots</u>	<u>1 per 20 auto spaces</u>	<u>None</u>
<u>X.</u>	<u>Park and ride lots</u>	<u>At least 20<sup>2</sup></u>	<u>None</u>
<u>Manufacturing</u>			
<u>XI.</u>	<u>Manufacturing</u>	<u>1 per 4,000 sq ft</u>	<u>None</u>

Chart E  
for Section 23.54.015  
PARKING FOR BICYCLES

		<u>Bike Parking Requirements</u>	
<u>Use</u>		<u>Long-term</u>	<u>Short-term</u>
<u>Institutions</u>			
<u>XII.</u>	<u>Institutions not listed below</u>	1 per 4,000 sq ft; 1 per 2,000 sq ft in UC/SAO	1 per 40,000 sq ft.
<u>XIII.</u>	<u>Child care centers</u>	1 per 4,000 sq ft	1 per 40,000 sq ft.
<u>XIV.</u>	<u>Museums</u>	1 per 4,000 sq ft	1 per 4,000 sq ft
<u>XV.</u>	<u>Community clubs or centers</u>	1 per 4,000 sq ft	1 per 4,000 sq ft
<u>XVI.</u>	<u>Religious facilities</u>	1 per 12,000 sq ft	1 per 40 seats or 1 per 1000 sq ft of non-seat area
<u>XVII.</u>	<u>Libraries</u>	1 per 4,000 sq ft	1 per 4,000 sq ft; 1 per 2,000 sq ft in UC/SAO
<u>XVIII.</u>	<u>Hospitals</u>	1 per 4,000 sq ft; 1 per 2,000 sq ft in UC/SAO	1 per 40,000 sq ft.
<u>XIX.</u>	<u>Colleges</u>	A number of spaces equal to ten (10) percent of the maximum students present at peak hour plus five (5) percent of employees.	None
<u>XX.</u>	<u>Vocational or fine arts schools</u>	A number of spaces equal to ten (10) percent of the maximum students present at peak hour plus five (5) percent of employees.	None
<u>XXI.</u>	<u>Elementary schools</u>	1 per classroom	None
<u>XXII.</u>	<u>Secondary (Middle and High) schools</u>	2 per classroom	None
<u>Residential Uses</u>			
<u>XXIII.</u>	<u>Multi-family structures</u>	1 per 4 units	None
<u>XXIV.</u>	<u>Congregate residences</u>	1 per 20 residents	None

1. For the purposes of this chart, UC/SAO means Urban Centers or the Station Area Overlay District.
2. The Director in consultation with the Director of Transportation may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and, other relevant transportation and land use information.